

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**



November 23, 2010

Will Couch, AIA, LEED AP  
Shinberg. Levinas  
4733 Bethesda Avenue - Suite 550  
Bethesda, MD 20814

Re: 1800 Eye Street NW – Office and Retail Project

Dear Mr. Couch:

This letter is to serve as documentation of the items that we discussed on November 9, 2010 in regards to the alterations and additions that you are planning for 1800 Eye Street, NW in Washington DC.

FAR (Floor area ratio):

The chart below shows that that your proposed project is compliant with allowable FAR in a C-4 district. The project takes an existing basement and excavates it deeper to make the space into a cellar. By definition, a “cellar” does not contribute to FAR. You then propose taking that floor area credited as FAR previously allotted to “basement” and using it to infill a new atrium space in the southwest corner of the site as well as the addition of an 8<sup>th</sup> floor that will serve as conference and green space.

Existing approximate building sf	25,632 sf
Existing approximate site sf	3,461 sf
Allowable FAR per DC zoning (8.5 FAR)	29,419 sf
Cellar (ceiling is less than 4' blw. adj. grade)	3,761 sf
Proposed total with Atrium (minus cellar)	23,894 sf (less than allowed FAR)
Proposed building sf (all additions/cellar inc.)	27,655 sf

Height:

The maximum height allowed in a C-4 district is 110 feet, and your project is well below that, with a final building height proposed of 92 feet.

Other development standards are summarized below:

Lot Occupancy:

A 100% lot occupancy is allowed in C-4 district.

Parking:

For office use: Lot is less than 10,000 square feet so no parking required.

For retail: retail space is less than 30,000 square feet so none required.

Off-street loading:

Building was erected prior to May 12, 1958 so none is required.

Please direct any questions regarding this letter by contacting me via email at [matt.legrant@dc.gov](mailto:matt.legrant@dc.gov) or by calling me at (202) 442-4652.

Sincerely,

A handwritten signature in black ink, appearing to read "Matth Le Grant", written over a horizontal line.

Matthew Le Grant  
Zoning Administrator